



July 15, 2003 CPC  
October 21, 2003 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SN0288

Douglas R. Sowers

Matoaca Magisterial District  
Watkins Elementary, Midlothian Middle and Midlothian High School Districts  
South line of Old Hundred Road

**REQUEST:** Rezoning from Agricultural (A) and Residential (R-25) to Community Business (C-3) with Conditional Use to allow multi-family residential use and Conditional Use Planned Development to permit exceptions to Ordinance requirements.

**PROPOSED LAND USE:**

Residential and commercial uses with exceptions to Ordinance requirements are proposed.

**RECOMMENDATION**

The applicant has indicated an intent to request a deferral; however, to date, a formal request has not been received.

**IN ORDER FOR THE COMMISSION TO CONSIDER THIS CASE AT THEIR OCTOBER 21, 2003 MEETING, A \$250.00 DEFERRAL FEE MUST BE PAID.**

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CASE HISTORY

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Planning Commission Meeting (7/15/03):

At the request of the applicant, the Commission deferred this case to October 21, 2003.

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Staff (7/16/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than August 18, 2003, for consideration at the Commission's October public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's October public hearing.

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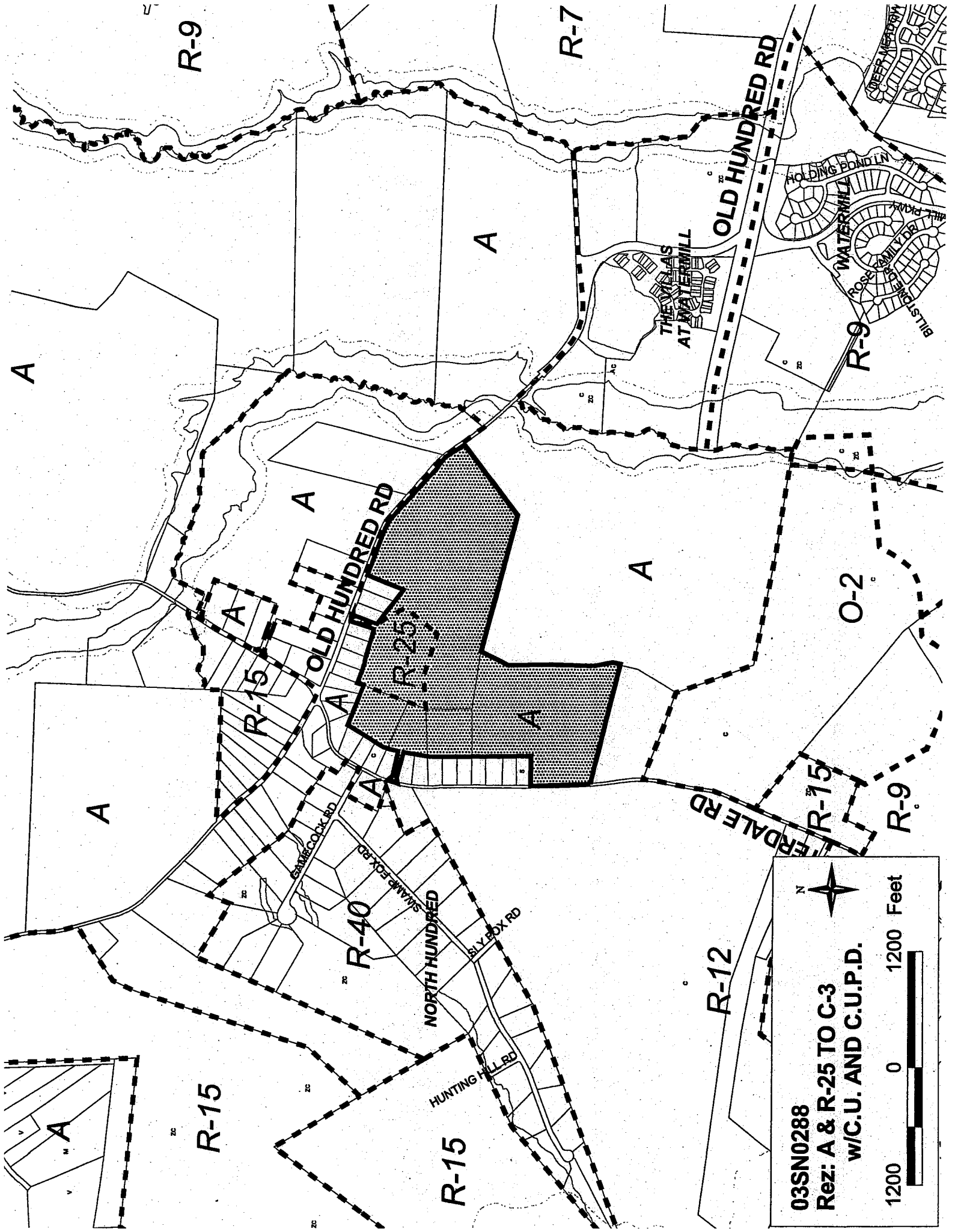
Staff (10/2/03):

To date, no new information has been received nor has the \$250.00 deferral fee been paid.

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### **Textual Statement**

1. The Zoning Map prepared by E.D. Lewis & Associates, Inc., dated April 7, 2003, shall be the Master Plan for the property, provided that the area of each tract shown thereon may be enlarged or contracted by not more than ten percent (10%) of its area, with corresponding adjustments to the area of adjacent tracts.
2. The uses permitted on various parcels shown on the Master Plan shall be as follows:
  - a. Parcel A: uses permitted in the R-12 district
  - b. Parcel B: uses permitted in the C-3 district
  - c. Parcel C: uses permitted in the R-MF district
  - d. Parcel D: uses permitted in the C-3 district



**03SN0288**  
**Rez: A & R-25 TO C-3**  
**w/C.U. AND C.U.P.D.**

N

1200 0 1200 Feet

